

(4)

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED MINIMUM DISPOSITION PRICE
PARCEL H-3
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of Disposition Parcel H-3 located at the corner of Regent Street and Warren Avenue for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

THAT the following proposed price is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcel</u>	<u>Minimum Disposition Price</u>
H-3	\$400.00

MEMORANDUM

NOVEMBER 5, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF REDEVELOPER
PARCEL H-3
WASHINGTON PARK URBAN RENEWAL AREA R-24

SUMMARY: This memorandum requests (1) designation of The Church of God in Christ as the Redeveloper and (2) approval of a minimum disposition price of Parcel H-3 in the Washington Park Urban Renewal Area.

The Authority has received a Letter of Interest from The Church of God in Christ indicating it will develop Parcel H-3, which is contiguous to the Church, for landscaping and off-street parking. The Church of God in Christ has submitted necessary documentation and a Plan indicating parking for eight (8) cars, which has been approved by the Design, Engineering and Transportation Planning Sections.

It is therefore recommended that the Authority adopt the first attached Resolution designating The Church of God in Christ as Redeveloper of Disposition Parcel H-3, subject to the conditions and requirements of the Washington Park Urban Renewal Plan and necessary HUD concurrences.

The Authority previously approved a disposition price of \$150 for Parcel H-3, based on an area of 2,401 square feet. Since then the area has been increased to 4,126 square feet. The parcel reflecting the new area was reviewed by Peter A. Laudati, Jr. and appraised by Larry Smith & Company, Inc. Their appraisals indicate values of \$300 and \$400, respectively.

Based on the above appraisals, it is recommended that the Authority adopt the second attached Resolution approving a minimum disposition price of \$400 for Parcel H-3.

Appropriate Resolutions are attached.

Attachments

